

CITY OF ALBUQUERQUE



February 6, 2017

Richard J. Berry, Mayor

Jeffrey T. Wooten, P.E.
Wooten Engineering
1368 Reynosa Loop SE
Rio Rancho, NM, 87124

RE: Wendy's Restaurant
Grading and Drainage Plan
Engineer's Stamp Date 2-3-2017 (File: K17D113)

Dear Mr. Wooten:

Based upon the information provided in your submittal received 2-3-2017, the above referenced Grading and Drainage Plan is approved for building permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

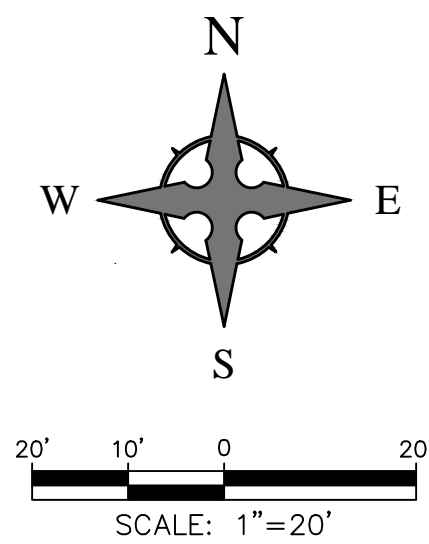
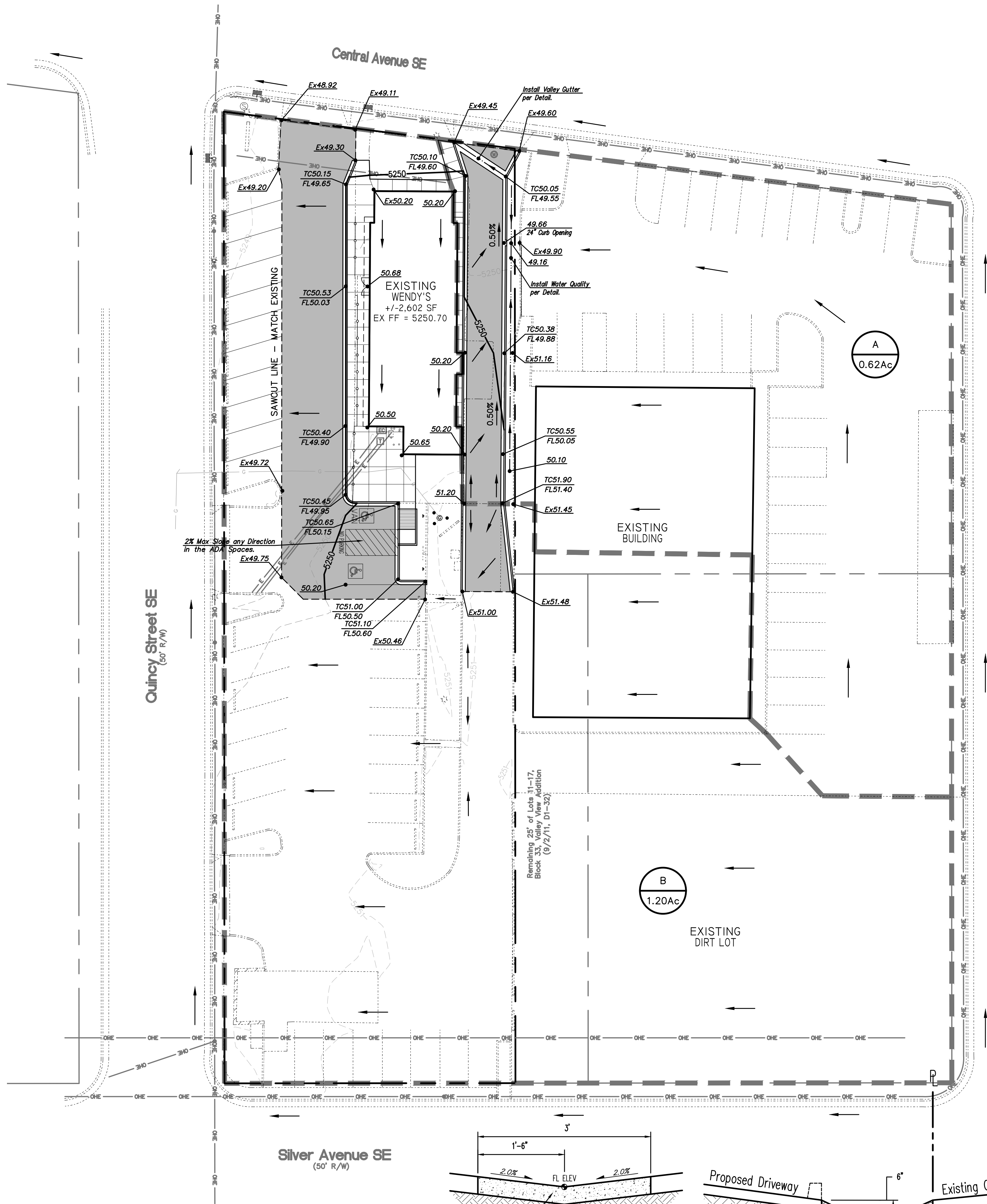
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

- FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final drainage management plan for the Renovation of the Existing Building Wendy's restaurant located at Carlisle Blvd NE, located at 4900 Central Ave SE in Albuquerque, NM. The site consists of Lots 7-10 and the westerly portion of Lots 11-17, Block 33, Valley View Addition and contains approximately 0.752 acres.

EXISTING HYDROLOGIC CONDITIONS

The site is currently +/-90% impervious and consists of an existing Wendy's restaurant with associated parking lot and landscaping. The existing site slopes from east to west and discharges via sheet flow into both Central Ave and Quincy Street. Offsite flows include those from the adjacent development to the east, currently consisting of an Advance Auto Parts store and a dirt lot at the southeast corner of the city block as shown on this plan. Per the Calculations table this sheet, the total existing flow leaving the entire development is 8.88 cfs during the 100-Yr, 6-Hr Storm Event. Note that the Advance Auto Parts building is draining directly onto the Wendy's drive-thru lane.

PROPOSED HYDROLOGIC CONDITIONS

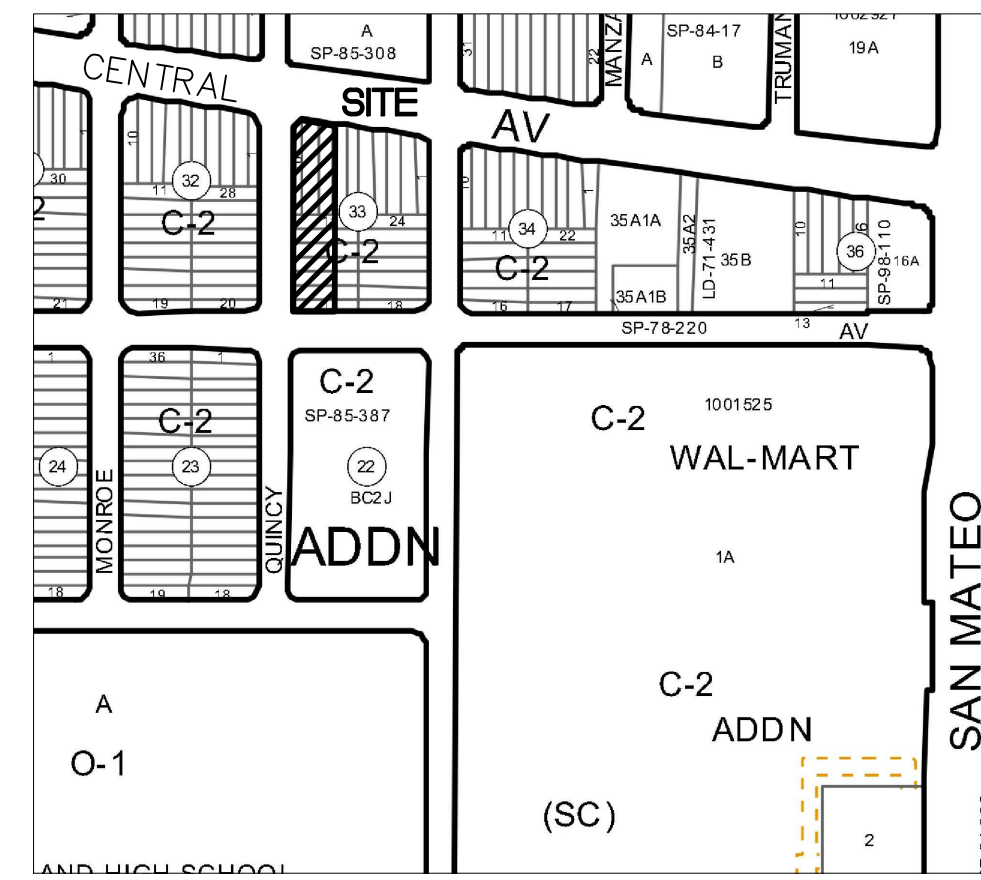
The proposed project consists of renovating the existing building and reconstructing a couple of areas of the parking lot. The drive aisle on the west side of the building is being rebuilt in order to accommodate handicapped traffic per the current ADA standards. The drive-thru lane on the east side of the building is being reconstructed in order to correct a ponding issue at the drive-thru window. The site will continue to drain from east to west and although there is an increase in landscape area between the Advance Auto Parts store and the Wendy's restaurant, calculations are not reflecting this area. Per the Calculations Table this sheet, the city block will continue to discharge 8.88 cfs during the 100-Yr, 6-Hr Storm Event and will not create any adverse impacts downstream.

FIRST FLUSH CALCULATIONS

Due to the nature of the project, we feel the site is exempt from providing the entire First Flush volume because this is a renovation project and not a redevelopment project. We are providing, however, a new water quality swale on the east side of the site between the existing Wendy's restaurant and the Advance Auto Parts store that will only capture and hold approximately 30 CF of stormwater but we feel that this added stormwater feature will help to slow down storm flows and leave post-developed condition better than the current pre-developed condition.

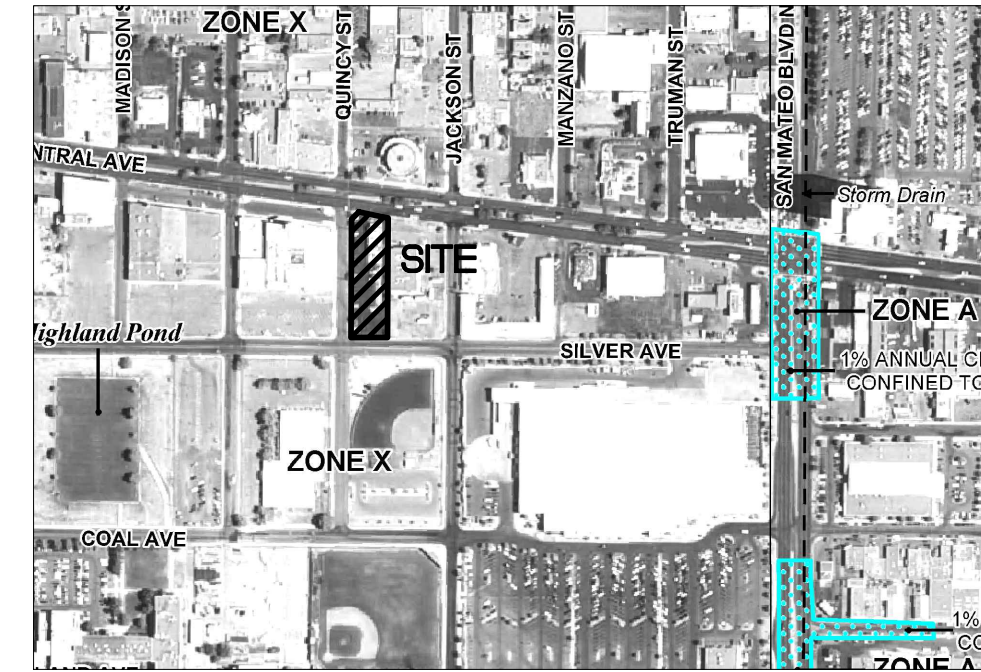
CONCLUSION

This drainage management plan provides for grading and drainage elements which do not burden downstream systems; are capable of safely passing the 100 year storm, and meet city requirements. In addition, the proposed water harvesting swale will help treat the off-site stormwater runoff per the DPM. With this submittal, we are requesting Building Permit approval.



VICINITY MAP - Zone Map K-17-Z

Legal Description: Lots 7-10 and the Westerly 100' of Lots 11-17, Block 33, Valley View Add'n



FIRM MAP 35001C0354H

Per FIRM Map 35001C0354H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

GRADING NOTES

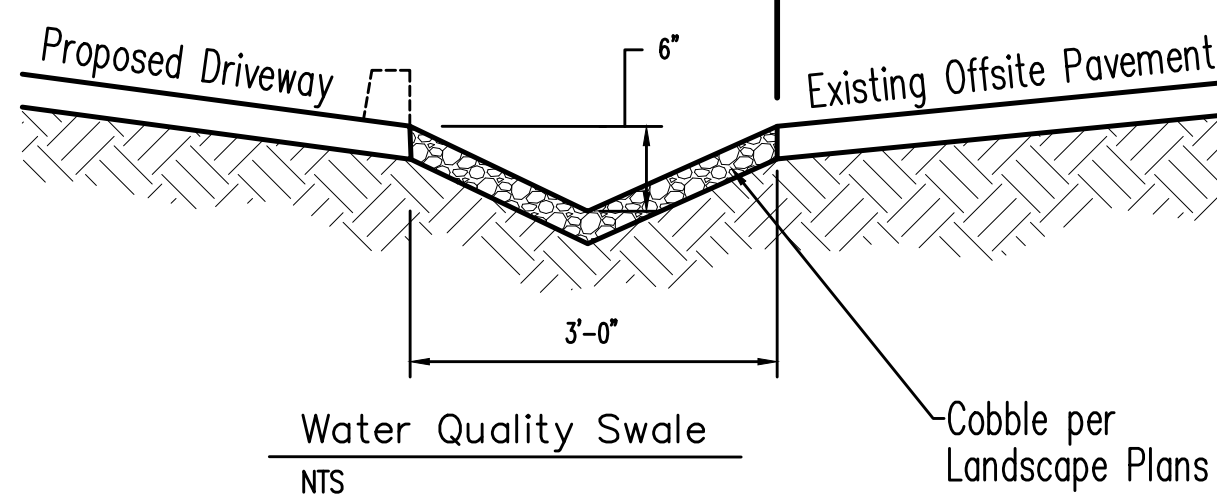
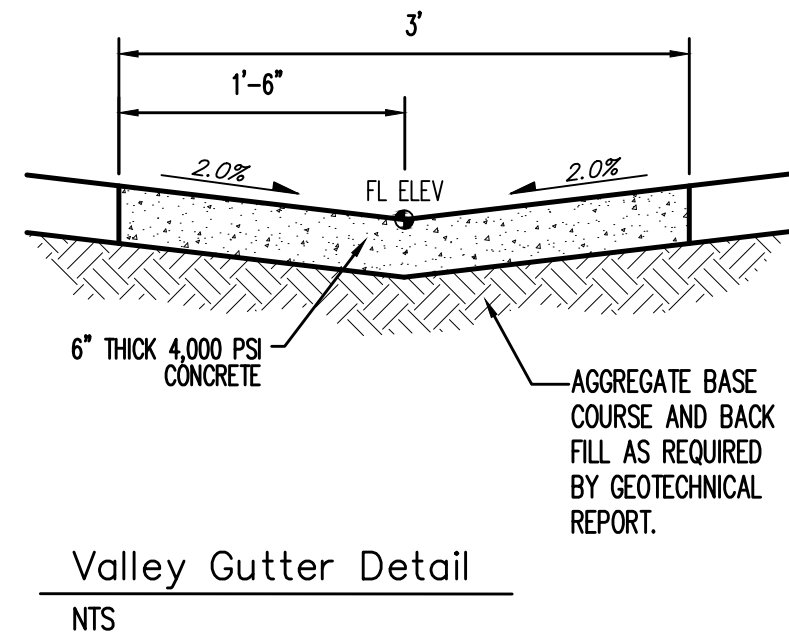
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL, AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

Existing Wendys - 4900 Wendy's Drainage Calculations

This table is based on the COA DPM Section 22.2, Zone:3										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	V(100)360 (CF)
A	27220	0.62	0.0%	0.0%	10.0%	90.0%	4.86	3.04	2.25	5111
B	52280	1.20	0.0%	0.0%	10.0%	90.0%	4.86	5.84	2.25	9816
TOTAL	79500	1.83						8.88		14926

Proposed Wendys - 4900 Wendy's Drainage Calculations

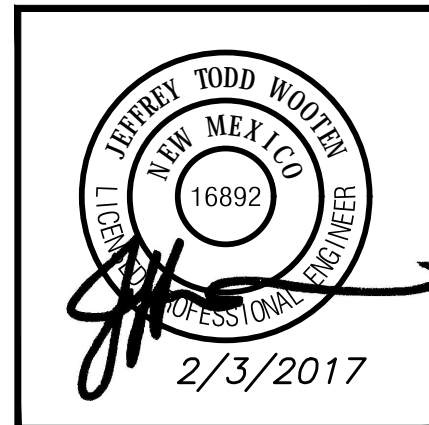
Ultimate Development Conditions Basin Data Table										
This table is based on the COA DPM Section 22.2, Zone:3										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	V(100)360 (CF)
A	27220	0.62	0.0%	0.0%	10.0%	90.0%	4.86	3.04	2.25	5111
B	52280	1.20	0.0%	0.0%	10.0%	90.0%	4.86	5.84	2.25	9816
TOTAL	79500	1.83						8.88		14926



Wooten Engineering
1005 21st St SE, Suite A5
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

REV	DATE	BY	REVISION
1	2/3/2017	JEFF WOOTEN	ISSUED FOR PERMIT

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE WENDY'S RESTAURANT 4900 CENTRAL AVE SE ALBUQUERQUE, NEW MEXICO 87108	DRAWN BY: JEFF WOOTEN	JOB NO. 2016043	SHEET TITLE Grading Plan
DATE 2/3/17	SCALE AS NOTED	SHEET NO. C1.1	OF 1